

WEST WINDSOR DEVELOPMENT REVIEW BOARD
Wednesday, September 27, 2017
Draft Minutes

Members Present: Jane Hoisington, Genevieve Lemire, Shannon Harrington, Barbara Truex
Others Present, Seth Warren, Pam Brown, Deb Shearer (ZA)

- 1) Site Visit (6:00 PM) – 567 Brownsville Hartland in connection with application #2666 for a two-lot subdivision.
- 2) Reconvene at Town Hall. Shannon called meeting to order at 6:25 PM
- 3) Changes or Addition to Agenda – Deb asked that in other business DRB can be sure to set next meeting.
- 4) Public Hearing Application #2666– Shannon asked about ex parte or communications or conflicts of interest in this case, hearing none, she then swore in Seth Warren and Pam Brown. Shannon read hearing notice for Application #2666 by Seth Warren and Pamela and Neil Brown for a 2-lot subdivision. Seth then presented the subdivision proposal: He believe it meets all current regulations It will not create new highway access or unduly impact the components of sensitivity outlined in subdivision regulations. He submitted 5 maps into evidence from the VT ANR Natural Resources Atlas: (Deer wintering area, parcels overview, Wetlands, Prime Ag and Slope %). He said the proposed subdivided lot is under contract to an abutting landowner who is purchasing the lot for protection to prevent a home from being built. However, it needs to be a legitimate lot even though there are currently no plans for development. Although the property will have frontage on the Brownsville Hartland road the access to the property will be up the existing driveway. The property will be transferred as a deferral lot with perc test for feasibility for septic but will they not be immediately asking for WW permit. The subdivision is in the secondary growth zoning district, which according to the town plan is the zone the town would like to see growth in. Originally, the subdivision was going for a conforming 200 ft. frontage on B'ville/Hartland rd. which would have necessitated a 40 ft. strip of road frontage and created funky lot lines. As shown on the map he submitted with the application. However, Seth said he just had a hearing with the SB on 10/25 for the creation of a private road. He is therefore submitting a new map tonight with more than 200 feet frontage of on the newly created private road creating a conforming lot with much cleaner lot lines. Draft minutes from the SB minutes are also being submitted into evidence. The SB approved the private road with the following conditions. Shannon read the draft minutes to the DRB. Barbara said generally they want to minimize road cuts—this project does that and Seth pointed out that the current driveway has twice the footage of sight lines than is currently required. Shannon asked about the current right of way. The road/driveway now currently has 50 or 75 ft. ROW. It is dedeed as a ROW in common. Seth believes the ANR atlas maps he offered into evidence show proposed development will not unduly impact any sensitive natural resources. The house development area will be outside deer wintering area, not cross any wetlands and barely nick the prime ag in the area, which is riddled with ledge. The proposed buildable site is on an area with less than 20 % slope. Seth

requested to waive the preliminary plan review and go for final review tonight. Shannon proceeded to go through checklist. Seth asked to waive some points on the final plan review. Board accepted verbal compliance with town plan, as this development is close to the school and central village area and also stays out of suitable wildlife habitat. Barbara agreed that this development stays close to village center. Also waived as per verbal statements was the adjoining land uses, roads and drainage as no new development is actually being proposed. As for surveyed locations of significant natural features, including 20% slopes. It was determined that the ANR atlas maps that were submitted are acceptable and the contour intervals of 5' waived. Shannon said in the final plat Seth will to show the agreed upon building envelope of 2 or 3 acres where it is acceptable to develop. The DRB agreed to also waive the Road profiles, intersections. (They are existing) Proposed landscaping and screening. (No house will be built) and Monuments- pins will be set. One lot will not have appreciable impact on existing and proposed traffic rates and volume It was agreed that the following are not applicable: Draft copies of offsite easements, phasing schedule, homeowner association, and description of proposed performance bond. Septic design will be deferred. The electrical is already underground.

Shannon noted that in order to go to directly to final plat the map Seth submitted will need to update the plat date, change preliminary wording (to final), add signature line for DRB signature, create building envelope of 2-3 acres, mark existing ROW, write in zoning district and have a credential line for surveyor.

Jane asked about the agreement on the shared driveway, when does that happen? Genevieve thought the state statute would take care of it. Would all landowners be liable for paying for maintenance? Good question said Seth. Pam suggested it just needs to be an *agreement* among owners. It could exempt someone until they have a house.

Shannon moved to approve the subdivision #2666 as submitted with the second map presented (private road map), with the following conditions:

Final Plat need:

#1 plat date change, and get rid of word preliminary #2. Show proposed building envelope. #3 Preparer certifications. #4 Add a signature line for DRB to sign. #5 state zoning district on map (Secondary Growth) #6 note existing ROW

The SB's conditional use approval for the creation a private road must be met:

1. that there be no second access onto the Brownsville-Hartland Road
2. the road complies with A-76 standards and e911 provisions;
3. the new lot have a dedicated right-of-way along the existing roadway;
4. the property owners served by the road have an agreement to share road maintenance costs.
5. written approval from Mike Spackman as the road foreman and the fire chief that he approves the road/driveway either as is, or states any improvements necessary to satisfy conditions for compliance that the road meets A-76 standard.

Peg thanked the DRB for having such transparent thoughtful and transparent discussion.

Shannon motion to close the public hearing at 7:30 Jane seconded passed unanimously.

- 5) Approve Minutes April 11th, July 6th, and July 11th, 2017. **Shannon moved to approve July 6th minutes. Jane seconded Motion. Motion passed. Barbara moved approve April 11th minutes. Genevieve seconded, Shannon abstained and motion passed. Genevieve moved to approve the July 11th minutes Jane seconded Shannon abstained and motion passed.**
- 6) Other Business Set tentative date for next DRB variance hearing for October 24th
- 7) Adjourn: Meeting adjourned at 8PM

Respectfully Submitted,
Deb Shearer

DRAFT